



# Village of Lombard

Village Hall  
255 East Wilson Ave.  
Lombard, IL 60148  
villageoflombard.org

## Minutes

### Plan Commission

*Donald F. Ryan, Chairperson*  
*Commissioners: Ronald Olbrysh, Martin Burke,*  
*Ruth Sweetser, Andrea Cooper, Stephen Flint and*  
*John Mrofcza*  
*Staff Liaison: William Heniff*

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Monday, March 24, 2014

7:30 PM

Village Hall Board Room

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### Call to Order

*Chairperson Ryan called the meeting to order at 7:30 p.m*

### Pledge of Allegiance

*Chairperson Ryan led the Pledge of Allegiance.*

### Roll Call of Members

**Present** 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

*Also present: William Heniff, AICP, Director of Community Development; Jennifer Ganser, Assistant Director of Community Development; Matt Panfil, Sr. Planner, and Jason Guisinger, legal counsel to the Plan Commission.*

*Chairperson Ryan called the order of the agenda.*

### Public Hearings

[140105](#)

**PC 13-09: 951 N. Main Street (Request to continue to April 21, 2014)**

Requests that the Village grant approval of a conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance, to allow for Motor Vehicle Service within the I Limited Industrial Zoning District. (DISTRICT #1)

**A motion was made by Commissioner Flint, seconded by Commissioner Burke, to continue this petition to the April 21, 2014 meeting. The motion carried by the following vote:**

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

[140106](#)**PC 14-03: 628 E St. Charles Road**

Requests that the Village grant approval of a conditional use, pursuant to Section 155.420 (C) of the Village of Lombard Zoning Ordinance, to allow for Motor Vehicle Repair and Motor Vehicle Sales within the I Limited Industrial Zoning District. (DISTRICT #4)

*Ms. Ganser read the Rules of Procedures as written in the Plan Commission By-Laws.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.*

*Sworn in to present the petition was Jennifer Ganser, Assistant Director of Community Development, and the petitioners Alexander Arezina and Norbert Trmielewski.*

*The petitioner, Mr. Arezina, represents Mr. Trmielewski of Globe Auto Inc. Mr. Arezina addressed a letter received by concerned business neighbors about the property at 628 E St Charles Rd. He stated that the petitioner, Globe Auto Inc., met with Village staff to discuss concerns of the use, such as parking of vehicles. They would like to expand the retail portion of their business, including a showroom in the building.*

*Globe Auto Inc. has agreed to certain conditions to nullify concerns of staff, the Commissioners, and neighbors. Work in process cars would be stored inside the facility. That is not done at the current location due to the structure of the lot and building. The current facility is 3,000 square feet while 628 E St Charles is almost 15,000 square feet. The architectural plans show that the cars can be parked and worked on inside the building.*

*The petitioner also agreed that customer parking will be at the front, along St Charles Road. The back side of the building would be for employee parking and for drop off of cars and parts. Mr. Arezina referenced a picture from Google Maps of the current Globe Auto Inc. location in Wood Dale that was attached to the letter from concerned business neighbors. He noted that the eight cars parked in the picture, along with additional cars in back, would be able to be parked inside the building at 628 E St Charles Road. Since that space is shared some of the vehicles are not affiliated with Globe Auto Inc. He also noted that the Village does not allow for overnight street parking, therefore no one would be encouraged to do so.*

*Next he referenced the concern about a paint spray booth. This work would also be done inside, in a controlled environment. The facility on St Charles Road would have a downdraft spray booth. This includes a separate ventilation system. Filters are changed every two to four*

weeks. He also noted the concrete building would be surrounding the spray booth.

To address the noise concern, they looked at the noise coming from compressors, impact wrenches, and things of that nature. Mr. Arezina mentioned the inverse square law and noted that per his research noise would be at about 70 decibels outside the facility.

The parking concern was addressed from the beginning. With 5-6 employees, they feel they have adequate parking at the site. The front is limited to customer parking. He noted that Western is a dead end street and that should help alleviate traffic concerns.

Chairperson Ryan asked for public comment, and, hearing none, he asked for the staff report.

Ms. Ganser, Assistant Director of Community Development, presented the staff report, which was submitted to the public record in its entirety. She noted that Globe Auto Inc. is requesting a conditional use for motor vehicle sales and repair. They have been in business since 2000. They do not solicit repair work from the general public. All repair work would be done inside the building. The front lot would be for customer parking only and the rear lot would be for employee parking. This is a single tenant building that abuts other commercial and industrial properties with the Great Western Trail located to the south. Staff finds that the proposed business meets the standards for a conditional use. A conditional use was not applied for outdoor parking or storage of vehicles or parts; therefore it would not be permitted. The front area of the building would be used as a showroom for cars for sales and the front parking would be for customers. The back lot would be for employee parking and to drop off vehicles and parts. There is an existing loading dock on the back of the building, which would stay for those purposes. Staff also reviewed the letter from the concerned business neighbors and believes that the conditions set forth in the staff report should alleviate some of the concerns.

Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.

Commissioner Sweetser clarified that the backyard of 628 E St Charles faces the front yard of the businesses on Western Avenue and asked if there was any discussion of fencing. Mr. Arezina said that a fence was not in their plans but they could consider a fence. He noted the letter from the concerned business neighbors mentioned an ornamental fence and he felt an opaque fence would better screen the lot.

Commissioner Sweetser asked if there are any fencing requirements and if any vehicles would be left overnight outside. Ms. Ganser said there is not a requirement to install a fence and that there should not be vehicles parked outside. Mr. Arezina said the work in progress cars would all be inside and could only envision an employee leaving a car overnight.

Commissioner Mrofcza asked if debris or damaged car parts would be stored inside until it is removed by an appropriate refuse company. Mr. Arezina said that is correct. Commissioner Mrofcza said that was not addressed by the staff report and it could be a concern if damaged parts were outside. Mr. Arezina said those items would be stored indoors and the items would be recycled or discarded.

Commissioner Burke clarified that the vehicles to be repaired would not be outside at night and asked if the petitioner would be ok if that was added as a condition. Chairperson Ryan said this is covered in condition number three. Commissioner Burke said that is along St Charles Road and noted a few changes to the conditions that could include the parking lot on Western Avenue. Mr. Arezina said there would be a movement of vehicles during the business operation, but not permanent storage. He said there would not be overnight storage of vehicles.

Commissioner Burke asked if there is a sound ordinance in the Village. Ms. Ganser replied that the Industrial District is subjected to performance standards under 155.421 in the zoning code, which contains noise regulations.

Commissioner Cooper asked if the petitioner planned to improve the landscape islands along Western Avenue. Mr. Arezina said they have not engaged the services of a landscape architect but they do intend to improve the façade of the building. Commissioner Cooper said the landscape islands on Western Avenue face the front yards of their neighboring businesses. Ms. Ganser noted that landscaping is regulated in section 155.700.

Commissioner Burke said a discussion about a fence was not finalized. Chairperson Ryan said he agrees with the petitioner that an ornamental fence would not help with screening. Commissioner Olbrysh said the fencing was for overnight cars or debris and there is no overnight parking and debris would be stored inside. Commissioner Burke moved to approve the motion adding on a sixth condition of approval.

**A motion was made by Commissioner Burke, seconded by Commissioner**

Sweetser, to recommend to the Corporate Authorities approval of this petition subject to the following conditions:

1. That this relief is limited to the operation of motor vehicle repair and motor vehicle sales only and any physical site improvements or alterations require approval through the Village;
2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. That the petitioner shall keep the frontage along St. Charles Road available for customer parking and not use the area for storage of vehicles or parts;
4. That the petitioner shall store all materials and parts inside the building;
5. That any and all repair work performed on the vehicles must be done inside the building; and
6. That all vehicles on site to be repaired shall be stored inside the building during the night time hours.

The motion carried by the following vote:

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

[140107](#)

**PC 14-04: Comprehensive Plan**

The Village of Lombard, requests the approval of an overall update to the Comprehensive Plan. (DISTRICTS - ALL)

*Chairperson Ryan noted that the petition would be presented by the Village Staff.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition, or for public comment.*

*Sworn in to present the petition was William Heniff, AICP, Director of Community Development. The update to the Comprehensive Plan was submitted to the public record in its entirety.*

*Mr. Heniff made a power point presentation to summarize some of the key elements associated with the Comprehensive Plan.*

*Mr. Heniff explained the planning process for the Comprehensive Plan update. The Comprehensive Plan is a guiding document for providing a way to plan for future private development. The Plan also sets forth a long range vision for the community, and includes extra-territorial jurisdiction. The Plan also addresses the unincorporated areas in close proximity to the Village that at some point in the future the Village may want to annex. The Plan serves as the legal basis for zoning regulation. He noted a zoning ordinance not backed by a Comprehensive Plan document could be successfully challenged in*

*court. In addition, the Plan provides guidance for capital improvement planning efforts. Mr. Heniff explained this is a valuable document to determine where future needs and infrastructure should be placed. The Plan is used by the development community and is a long range vision document; not a regulatory one.*

*The current Comprehensive Plan was adopted in 1998. Incremental updates were completed over the past 16 years. The updates may be related to specific properties or a particular issue. A comprehensive update was initiated in August, 2011. Specific elements of the Plan were discussed by the Plan Commission in monthly workshop sessions beginning in October, 2011 and concluding in 2014.*

*Mr. Heniff noted some of the major developments since the last Comprehensive Plan update in 1998. He stated since the last Plan update the Great Indoors property was envisioned, constructed, closed, and re-occupied by The Dump furniture store. Since the Plan was last adopted, the Village has experienced changes in physical infrastructure, demands and services, people and technology, demographics, and communication. In 1998, the Village didn't have a website, no mobile technology, email or color printers. When we think of smart communities, we have to think about how rapidly things can change. We need to create a document with a long range vision that recognizes some of those concerns and what that may look like physically for generations to come.*

*He explained some the major plan amendments started as strategic plans and many were brought before the Plan Commission for consideration and discussion, each one tackling a different issue in the community. The Comprehensive Plan was a combination of the 1998 Comprehensive Plan map that was already adopted; all of the corridor study plans considered by the Plan Commission or adopted, existing land uses, and the current zoning.*

*Mr. Heniff reviewed the plan elements of the Comprehensive Plan. The Plan is not a new plan, but a comprehensive approach to incorporating past actions with strategic plans into an updated document.*

*Rather than identifying goals and objectives, the Plan update focuses upon vision, principles and actions;*

*Focus upon statements with broad acceptance;*

*Provide flexibility to a changing environment and changing lifestyles;*

*Recognizing each vision can impact the quality of life of residents and*

*are interrelated.*

*Mr. Heniff explained the Plan has eight (8) key principles and actions.*

*He also explained some of the key elements in the Plan. The Plan, and its strategic plan components, is a very extensive document, well over 500 pages including all of the exhibits. He said the Plan provides vision for the future; as future development comes forward, the Village has documents in place that can provide guidance.*

*Mr. Heniff referenced the PowerPoint presentation explaining the elements of the Land Use Plan.*

*Encourage compatible, well designed development in the community, with an emphasis on quality site design and building orientation, and site improvements.*

*Ensure the maintenance of properties in accordance to all applicable codes and ordinance.*

*Encourage the use of environmentally friendly design materials and construction techniques.*

*Mr. Heniff explained some of the key elements for Residential Land Uses. He noted how people live today may change the most in the next few decades and the Village needs to be reflective of those conditions.*

*In addition, he reviewed some of the key goals of Commercial Land Use. There are many areas the Plan Commission places a lot of importance including the Roosevelt Corridor, St. Charles Rd Corridor, areas near Yorktown, and the Downtown.*

*Mr. Heniff explained some of the key elements of Downtown Lombard Land Use referring to the Revitalization Project Guidebook brought forth to the Plan Commission back in 2010 - 2011.*

*He also explained the key elements of Land Use for the Recreational and Institutional Areas.*

*Mr. Heniff described the Annexation/ Extra-Territorial Planning Strategies which included:*

*Extend Village boundaries in accordance with the Village's established boundary agreements.*

*Continue to seek cooperative working relationships with surrounding*

*local governments and regional agencies to ensure continuity and consistency of overall community planning, development activities, facilities and services.*

*Establish meaningful lines of communication with those agencies and organizations that can assist the Village in meeting its overall planning objectives, and work to secure participation of these agencies and organizations in realizing mutual objectives.*

*Mr. Heniff reviewed the key elements in the Transportation Plan. He noted this includes elements under Lombard's control through the Capital Improvement Program and other jurisdictions and are all impacted by development activity. These elements include the existing street system, functional street classification, potential street improvements, public right-of-way improvements, access control, bicycle improvements, and public improvements.*

*He stated transportation is a key component to any municipality and described additional transportation policies in the Plan.*

*Mr. Heniff explained the key elements in the Economic Development Plan as set forth within the economic development strategies report.*

*Mr. Heniff defined the key elements in the Community Facilities Plan.*

*He also identified the areas of concern of several locations that warrant further review and discussion with regard to their future long-range land use. There are eleven (11) areas identified for changes from the 1998 Plan. Specifically the Butterfield Road corridor continues to be an area with a lot of interest regarding future development opportunity.*

*Mr. Heniff explained there have been recent actions and direction regarding the Comprehensive Plan. In January 2014, additional updates to the Plan were shared with the Plan Commission. Two open houses were hosted at Village Hall for public input on February 17 and 24, 2014. Comments were solicited from the public via workshops, meetings, open houses, website, newspaper articles and social media notifications. This input, in addition to Plan Commissioner's comments, has been incorporated into the document.*

*Staff is seeking further input from the public and the Plan Commission. Staff's recommendation for a continuance is to provide a final opportunity for comments to be provided for Plan Commission consideration.*

*Staff will ultimately be seeking a recommendation of approval.*



*Assuming an April recommendation, the Village Board would consider the Plan in May 2014.*

*Mr. Heniff thanked the Plan Commission for its time and hours of due diligence. The process has included at least seven workshop sessions and extraordinary amount of time reviewing these documents.*

*Chairperson Ryan asked for public comment, and, hearing none, opened the meeting for comments among the Commissioners.*

*Commissioner Sweetser asked if there is a new zoning configuration category coming aboard that would allow mixed areas previously identified. Mr. Heniff replied these are some of the emerging trends. First, the Village has utilized Planned Developments. There are also form based codes which is the graphic depiction of what we would like the end result to look like. There are a number of communities that have gone to the form based codes. The Village has done a type of hybrid through the Planned Development process.*

*Commissioner Sweetser noted she read since 2006 no major shopping centers have been constructed in the United States and by 2020 half of the existing shopping centers will change. Mr. Heniff replied the changing nature of commercial centers is going to be a future topic for the Plan Commission. He noted when the Plan Commission looks at commercial lands uses we will start to see some change over time. There is over saturation of potential commercial retail space in municipal plans, regionally, but there is no longer the demand. This means it is going to be a very competitive market. Mr. Heniff stated the Village needs to be competitive if we are going to keep our businesses and attract new business as well. The Village also needs to keep in mind our existing retail centers and keeping them update to date with changing environments. The Plan Commission can reference the Comprehensive Plan for these future discussions.*

**A motion was made by Commissioner Sweetser, seconded by Commissioner Olbrysh, to continue this petition to the April 21, 2014 meeting. The motion carried by the following vote:**

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

## **Business Meeting**

*The business meeting convened at 8:43 p.m.*

## Approval of Minutes

On a motion by Commissioner Mrofcza, and seconded by Commissioner Burke, the minutes of the January 27, 2014 meeting were approved. The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

## Public Participation

*There was no public participation.*

## DuPage County Hearings

*There were no DuPage County hearings.*

## Chairperson's Report

*The Chairperson deferred to the Director of Community Development*

## Planner's Report

*The Director of Community Development had no report.*

## Unfinished Business

*There was no unfinished business.*

## New Business

*There was no new business.*

## Subdivision Reports

*There were no subdivision reports.*

## Site Plan Approvals

*There were no site plan approvals.*

## Workshops

*There were no workshops.*

## Adjournment

A motion was made by Commissioner Sweetser, seconded by Commissioner Flint, to adjourn the meeting at 8:45 p.m. The motion by the following vote:

**Aye:** 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*William J. Heniff, Secretary  
Lombard Plan Commission*